

## Analysis of House Bill 4551

<b>Topic:</b>	Sharing Elevators
<b>Sponsor:</b>	Representative Elsenheimer
<b>Co-Sponsors:</b>	Representatives Vander Veen, Sheltroun, and Gosselin
<b>Committees:</b>	House Commerce, Senate Commerce and Labor
<b>Date Introduced:</b>	March 23, 2005
<b>Date Enrolled:</b>	June 8, 2005
<b>Date of Analysis:</b>	June 8, 2005

**Position:** The Department of Labor & Economic Growth supports the bill.

**Problem/Background:** The Creating Opportunities for Renewed Economies, or the CORE Package, is geared toward expanding and coordinating many state economic programs to operate more effectively, as well as to provide incentives designed to spur growth in Michigan cities and villages. The CORE package was launched in 2004. Several bills in the package were enacted in the previous session.

It is a priority in many downtowns to redevelop downtown buildings to include housing in the upper floors. Elevators can be an expensive obstacle to such projects, because many downtown buildings were built many years ago and do not have elevators. It has been suggested that sharing elevators provides a means of overcoming this obstacle, but current Michigan law is unclear.

**Description of Bill:** The bill adds a new section to the Stille-DeRossett-Hale Single State Construction Code Act to allow two buildings to share an elevator as long as the buildings are in compliance with the act, the code (State Construction Code), and various other statutes. The other statutes specifically referenced are the Fire Prevention Code and various elevator statutes and rules.

### Summary of Arguments

**Pro:** Sharing elevators provides a strategy that can be used by some buildings in downtown areas to comply with accessibility requirements in the building code. In Ypsilanti, three property owners are cooperating to share elevators in their five storefront buildings to accommodate nearly 70 housing units on the upper floors. Without this opportunity,

this project, and others like it, may not have been feasible. Unfortunately, the Stille-DeRossett-Hale Single State Construction Code Act is unclear as to whether sharing elevators is permitted and other communities may be reluctant to embrace similar opportunities.

**Con:** The bill is unnecessary. Sharing elevators has already been used successfully in at least one Michigan community.

### **Fiscal/Economic Impact**

#### **(a) Department**

**Budgetary:** The bill will have no budgetary impact on the department.

**Revenue:** The bill will have no impact on department revenue.

#### **Comments:**

#### **(b) State**

**Budgetary:** The bill will have no budgetary impact on the state.

**Revenue:** The bill will have no impact on state revenue.

#### **Comments:**

#### **(c) Local Government**

#### **Comments:**

**Other State Departments:** No other state departments are directly affected. The Department of History, Arts, and Libraries has an interest in the bill because of their interest and support of historical buildings. HAL supports this bill.

**Any Other Pertinent Information:** Senator Allen has introduced an identical bill. Senate Bill 339 passed the Senate on May 11, 2005.

The bill is supported by the Michigan Municipal League, Michigan Environmental Council, and Michigan Association of Homebuilders.

**Administrative Rules Impact:** New or revised administrative rules will not be required as a result of this bill.

